



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
August 22, 2023  
6:00 PM  
City Hall**

**MEETING INFORMATION**

This meeting will be conducted in-person and virtually, as well as streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

Individuals wishing to present verbal public comment may do so in-person or remotely via Zoom meeting software with the below access information:

Join by Computer:

<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

**Board Members**

VACANT, District 1	Scottie Richardson, District 5, Vice-Chair
Kevin Kofchur, District 2	VACANT, District 6
Fred Radosevich, District 3, Chair	Sal Tortorici, At Large
Robert Gabaldon, District 4	

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**PUBLIC FORUM**

**CONSENT CALENDAR**

- 1 [August 8, 2023 Planning and Zoning Board Meeting Minutes](#)  
[2023-0808 PZB Minutes.docx](#)

**PUBLIC HEARINGS**

- 2 **Withdrawn - Preliminary/Final Plat.** The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, is requesting approval of a Preliminary/Final Plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, & 2-A-1-D, comprising approximately 36.1597 acres zoned BP: Business Park District on the tract legally described as LD, Tract 2-A-1. Staff contact is Tim Dvorak, and staff requests this item be withdrawn as requested by the applicant.  
[Withdrawal Letter](#)
- 3 **Variance.** The applicant, Nancy Elizabeth Varela Munoz, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk 1, Lot 54; located at 721 1st St NE. Staff contact is Liz Ruiz Carlos and staff recommends approval.  
[Location and Zoning Map.pdf](#)  
[Application Package.pdf](#)  
[Building Permit Application.pdf](#)

*Reproduction of Notices.pdf*  
*Notice Map.pdf*  
*Legal Ad.pdf*  
*Findings\_of\_Fact.docx*

- 4** **Subdivision Variance.** The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corporation, requests approval of a subdivision variance to the Rio Rancho Municipal Code, Chapter 155.27 Required Improvements, for the installation of street improvements, sidewalks, sewer mains, and street lighting. The request is for the proposed subdivision of Unit 12, Block 75, Lot 64. Staff contact is Michelle Costilla and staff recommends denial with findings.

*Zoning, Location.pdf*  
*Application.pdf*  
*Authorization.pdf*  
*Justification Letter.pdf*  
*Permit for Liquid Waste Disposal System .pdf*  
*Plat.pdf*  
*Reproduction of Notices.pdf*  
*Findings\_of\_Fact\_BMB.docx*

- 5** **Preliminary/Final Plat.** The applicants, Allen and Sondra Weller-Bass, through their agent, Community Sciences Corporation, requests approval of a preliminary/final plat, which would create two E-1: Estate Residential zoned lots from the property legally described as Unit 12, Block 75, Lot 64. Staff contact is Michelle Costilla and staff recommends denial with findings.

*Zoning, Location.pdf*  
*Application.pdf*  
*Authorization.pdf*  
*Plat.pdf*  
*Reproduction of Notices.pdf*

- 6** **Subdivision Variance.** The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates PA, requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.41 requiring a minimum 100' diameter turn-around at the end of a dead-end street. The proposed request is within the Los Diamantes Phase 2 Subdivision on the land legally described as LD2, Block 10, Tract 63A. Staff contact is Tim Dvorak and staff recommends approval with findings.

*Location Map.pdf*  
*Application*  
*Justification Letter*  
*Authorization*  
*Summary Plat*  
*Reproduction of Notices*  
*Findings\_of\_Fact\_BMB.docx*

- 7** **Summary Plat.** The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a Summary Plat re-platting Tract 63A of Los Diamantes Phase 2, Block 10, into Lot 63, and providing for vacation of the existing 50' Public Access Easement on the subject tract, comprising approx. 0.1534 acres. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

*Location Map*  
*Application*  
*Reproduction of Notices*  
*Justification Letter*  
*Authorization*  
*Summary Plat*

- 8 Preliminary Plat Extension.** The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for the Lomas Encantadas 1F Phase I Preliminary Plat. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

*Zoning, Location.pdf*

*Application*

*Preliminary Plat*

*Drainage Study*

*Preliminary Plans*

*Reproduction of Notices*

*04-029 O-30.pdf*

*Public Comment\_Bernhardsen, Theresa*

*Public Comment\_Czelusniak, Gosia*

*Public Comment\_Czelusniak, Slawek*

*Public Comment\_Doak, Monna*

*Public Comment\_Walsh, Matt*

## **DISCUSSION AND DELIBERATION**

## **COMMENTS BY BOARD MEMBERS**

## **STAFF REPORTS**

## **ADJOURNMENT**